162.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,000 / 708,000
					USE VALUE:	708,000 / 708,000
					ASSESSED:	708,000 / 708,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
216		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS KRISTEN LEIGH/TRUSTEE	
Owner 2:	KRISTEN LEIGH LEWIS REVOCABLE	
Owner 3:	TRUST	
Street 1:	216 PARK AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LEWIS KRISTEN L -
Owner 2:	-
Street 1:	216 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1130 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8100.000	262,000	5,100	440,900	708,000
Total Card	0.186	262,000	5,100	440,900	708,000
Total Parcel	0.186	262,000	5,100	440,900	708,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.55 | /Parcel: 626.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108136

GIS Ref

GIS Ref

Insp Date 05/29/18

!12659!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,000	5100	8,100.	440,900	708,000		Year end	12/23/2021
2021	101	FV	255,000	5100	8,100.	440,900	701,000		Year End Roll	12/10/2020
2020	101	FV	255,100	5100	8,100.	440,900	701,100	701,100	Year End Roll	12/18/2019
2019	101	FV	219,800	5100	8,100.	440,900	665,800	665,800	Year End Roll	1/3/2019
2018	101	FV	195,700	5100	8,100.	390,500	591,300	591,300	Year End Roll	12/20/2017
2017	101	FV	195,700	5100	8,100.	327,500	528,300	528,300	Year End Roll	1/3/2017
2016	101	FV	195,700	5100	8,100.	327,500	528,300	528,300	Year End	1/4/2016
2015	101	FV	184,100	5100	8,100.	283,400	472,600	472,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:20:40

LAST REV

Date	Time
07/24/18	15:15:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12659

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS KRISTEN L	69230-146		5/3/2017	Convenience	99	No	No		
LEWIS MICHAEL A	64986-169		3/2/2015	Estate/Div	1	No	No		
SKEHAN THOMAS D	52025-119		12/30/2008		399,000	No	No		
SIEGEL-WEARS GL	37145-339		11/22/2002		370,000	No	No		
FEINGOLD JULIE	33324-432		7/24/2001		315,000	No	No		
GRADY SHANE G	30116-190		4/30/1999		280,000	No	No		
LANICH CHRISTOP	24660-346		6/29/1994		202,000	No	No	Y	

USER DEFINED

Prior Id # 1:	108136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2010	676	Wood Dec	8,000					18X24
4/22/2009	258	Redo Kit	10,000					
11/10/2004	1084	Re-Roof	7,800					
11/22/1996	608		10,000					REMODEL BATH/WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	CC	Chris C
3/12/2009	Inspected	163	PATRIOT
12/27/2008	Measured	372	PATRIOT
3/2/2003	MLS	MM	Mary M
12/2/1999	Meas/Inspect	263	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8100		Sq. Ft.	Site		0	70.	0.78	8			Med. Tr	-5					440,896						440,900	

Total AC/HA:	0.18595	Total SF/SM:	8100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,896	Spl Credit		Total:	440,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	178.163
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321921
Depreciation:	59877
Depreciated Total:	262044

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

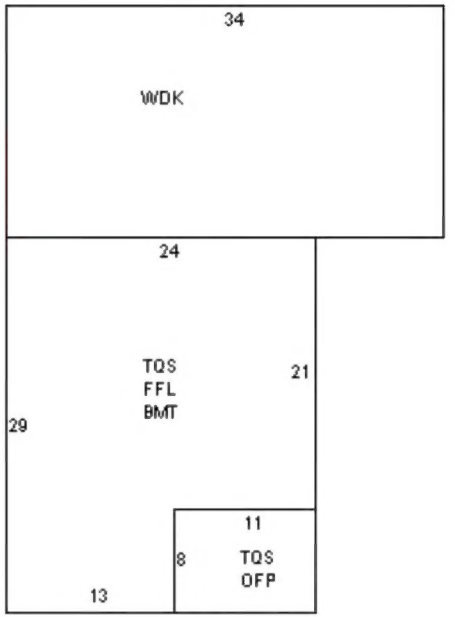
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.16
Special Features:	0	Val/Su Net:	107.47
Final Total:	262000	Val/Su SzAd	231.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
WDK	Deck	612	7.460	4,567
BMT	Basement	608	53.450	32,497
FFL	First Floor	608	178.160	108,323
TQS	3/4 Story	522	178.160	93,001
OFP	Open Porch	88	34.460	3,032

Net Sketched Area:	2,438			Total:	241,420
Size Ad	1130	Gross Area	2612	FinArea	1130

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	101			5,100			5,100
2	Frame Shed	D	Y	1	6X10	A	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100